San Marcos: New Listings vs. Closings Show Supply Gap

San Marcos · 2026-11-07

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Key numbers

October 2026

MEDIAN SALE PRICE

$264,719 **-25.0% vs. last year**

n=49

MEDIAN DAYS ON MARKET

92 **+12.2% vs. last year**

n=49

SOLD VS. ORIGINAL LIST

90.4%

n=49

HOMES FOR SALE TODAY

379

months of inventory: 6.21

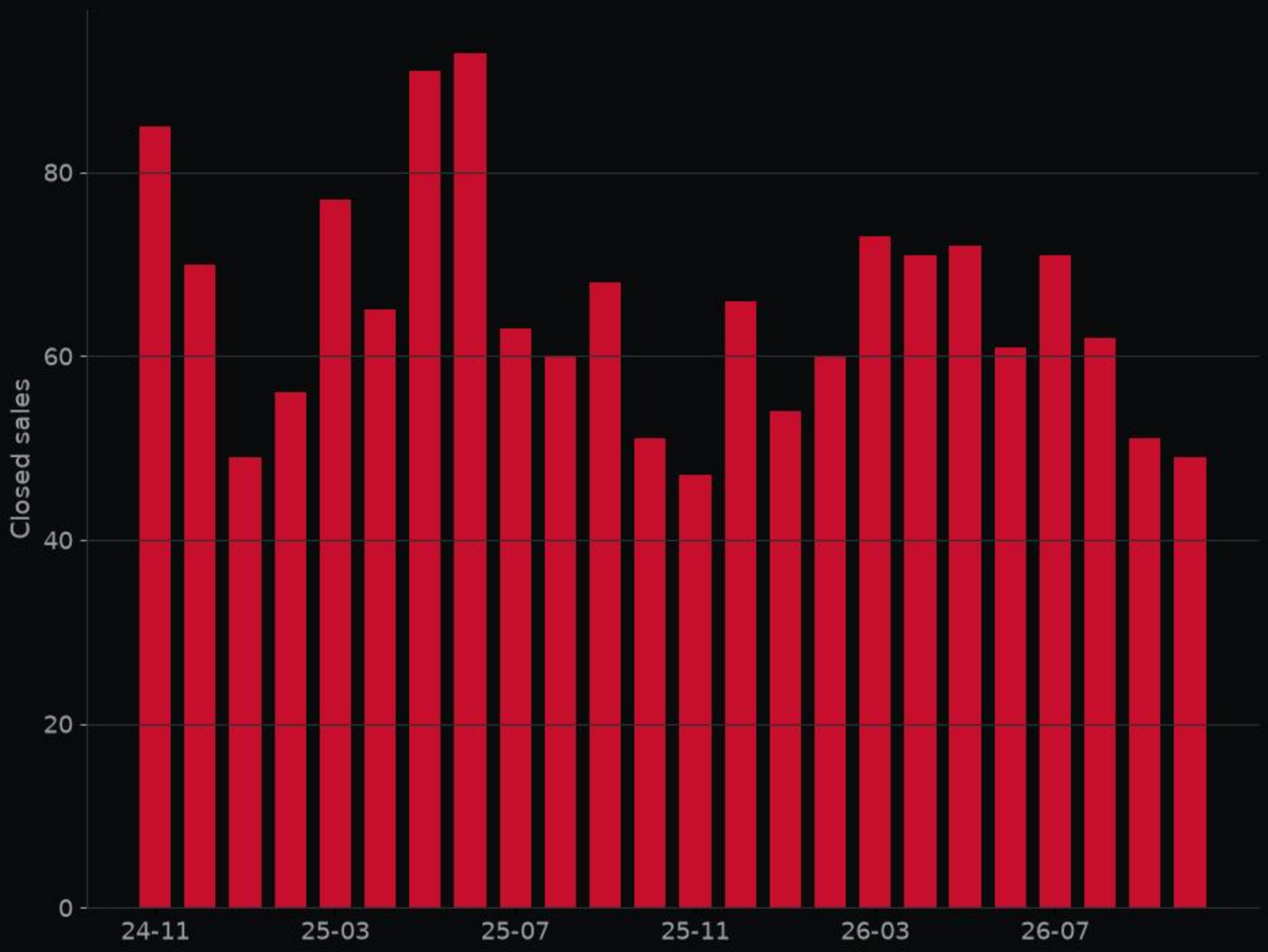
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





102 Chaparral ST · MLS #6511599

Kitchen · Listed by Real Broker, LLC



102 Chaparral ST · MLS #6511599

Living room · Listed by Real Broker, LLC



102 Chaparral ST · MLS #6511599

Bedroom · Listed by Real Broker, LLC



102 Chaparral ST · MLS #6511599

Backyard · Listed by Real Broker, LLC



102 Chaparral ST · MLS #6511599

Dining room · Listed by Real Broker, LLC

Deal of the Week

102 Chaparral ST · MLS #6511599

$199,000

3 bed · 2 bath · 1,589 sq ft

listed 28% below the ALEX valuation; 30% under the local price per sq ft; price reduced 33% from original.

ALEX valuation: $275,000 (range $254,000–$334,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Real Broker, LLC

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

Want a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

George Arnold Alexander III, MPA
Associate Broker · Texas License #574878-B
george@alex.realestate · 713.918.9951

ALEX Real Estate
Alexander Tiffany Southwest, LLC dba ALEX.realestate
Texas Broker License #565194-BB

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